RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-346-2021

Karen Johnson Davidson County
Batch# 665289 DEEDWARR
06/25/2021 03:09:28 PM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20210625-0086770

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Ronda Lea Rinker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2021.

NOTARY PUBLIC

My commission expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronda Lea Rinker<br>3903 Abbott Martin Road<br>Nashville, TN 37215 | Same address as new owner | 116-12-0-118 |

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FORTY THOUSAND AND 00/100 Dollars ($840,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MADISON ELIZABETH GOURLEY, UNMARRIED AND GREGORY G. GOURLEY, UNMARRIED**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **RONDA LEA RINKER, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in the 7th Civil District of Davidson County, Tennessee being part of a triangular tract of land on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book, 421, Pages 102 and 103, Register's Office for said County, also shown on the Plan of the Resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, Pages 4 and 5, said Register's Office, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 29, 1955, as follows:

BEGINNING on the southerly margin of Abbott-Martin Road, at a point 717.75 feet, more or less, east of the easterly margin of Lynwood Boulevard, being the northeast corner of the property conveyed to Laura L. Gates, by deed from Frances J. Stoltz, of record in Book 2537, page 4, said Register's Office; thence with the easterly line of said Gates property, south 8° 50' west 370.82 feet; thence eastwardly 74.41 feet; thence north 13° 30' east 61.47 feet; thence north 23° 45' east 318.5 feet to the southerly margin of Abbott-Martin Road; thence with said Road, north 84° 30' west 157.75 feet to the beginning.

Being the same property conveyed to Madison Elizabeth Gourley, unmarried and Gregory G. Gourley, married, as tenants in common with rights of survivorship from James A. Satterfield and Laurel G. Satterfield, husband and wife, by Warranty Deed dated 11/15/2018 and recorded 11/21/2018 in Instrument No. 20181121-0114699, Register's Office of said County

This conveyance is made subject to all matters as shown on plat of record in Book, 421, Pages 102 and 103, and in Book 974, Pages 4 and 5; to an easement for sanitary

sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4281, page 200; to an easement for the flow of a creek over so much of the premises as may line therein; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS OUR HANDS, this 25th day of June, 2021

GRANTOR(S)

M. Gourley
Madison Elizabeth Gourley

Gregory G. Gourley by Madison Elizabeth Gourley his Attorney in Fact
Gregory G. Gourley by Madison Elizabeth Gourley, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Madison Elizabeth Gourley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of June, 2021.

JONATHAN RHYNE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-21-2024

Notary Public

My commission expires: 9/21/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25th day of June, 2021 before me, appeared Madison Elizabeth Gourley, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Gregory G. Gourley, and that said instrument was signed on behalf of the said Gregory G. Gourley by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

JONATHAN RHYNE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-21-2024

Notary Public

My commission expires: 9/21/24